



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
ROJELIO VASQUEZ, Vice Chair
LORI CHERRY
NAT DIBUDUO
HAL KISSLER
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

September 7, 2005

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes – Meeting of August 17, 2005
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. REPORT BY SECRETARY

- A. Status report on public improvements to North Willow Avenue from East Herndon to East Copper Avenues.

VIII. CONTINUED MATTERS

- A. Consideration of Rezone Application No. R-04-68, Vesting Tentative Tract Map No. 5388/UGM, Variance Application No. V-05-07, and environmental findings, filed by Michael Sutherland and Associates on behalf of Spradling Construction, Inc., pertaining to 11.3 acres of property located at the West San Jose Avenue alignment on the north side of the Herndon Canal, east of North Cornelia Avenue and west of the North Salinas Avenue alignment. ***(Continued from meeting of August 17, 2005.)***
1. Environmental Assessment No. R-04-68/T-5388/V-05-07, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-68 proposes to rezone the subject property from the R-A/UGM (*Single Family Residential-Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5388/UGM proposes to subdivide the 11.3-acre subject property into a 42-lot single family residential subdivision.
 4. Variance Application No. V-05-07 proposes a reduction in the required lot depth for 6 lots in the proposed tract.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Variance Application
 - Will be considered by City Council (Rezone Application only)
- B. Consideration of Rezone Application No. R-05-10, Vesting Tentative Tract Map No. 5471/UGM, and environmental findings, filed by Ed Dunkel, pertaining to 5 acres of property located on the east side of the North Chestnut Avenue alignment between East Copper and East International Avenues. The project also includes the detachment of the subject property from the Fresno County Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission is the responsible agency. ***(Continued from meeting of August 31, 2005.)***
1. Environmental Assessment No. R-05-10/T-5471, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-10 proposes to rezone the subject property from the AE-20 (*Limited Twenty Acre Agricultural, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district subject to the property being annexed to the City of Fresno.
 3. Vesting Tentative Tract Map No. 5471/UGM proposes to subdivide the subject property into a 15-lot single family residential subdivision.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Donn Beedle
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

IX. NEW MATTERS

- A. Consideration of an appeal of the action of the Planning and Development Director approving Conditional Use Permit Application No. C-05-03, and environmental findings, filed by Cricket Communications, pertaining to 0.34 acre of property located on the northwest corner of East Belmont and North Garden Avenues.
1. Environmental Assessment No. C-05-03, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
 2. Conditional Use Permit Application No. C-05-03 proposes the construction of a wireless unmanned telecommunications transceiver facility to include a 70-foot high monopole with attached antennas and electrical equipment cabinets located at the base of the monopole.
 - Roosevelt Community Plan Area
 - Council District 7 (Councilmember Perea)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Deny Appeal; Uphold Director's Action
 - May be considered by City Council
- B. Consideration of an appeal of the action of the Planning and Development Director approving Conditional Use Permit Application No. C-05-23, and environmental findings, filed by Cricket Communications, pertaining to 1.11 acres of property located on the north side of East San Jose Avenue north of East Shaw Avenue and east of North Blackstone Avenue.
1. Environmental Assessment No. C-05-23, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
 2. Conditional Use Permit Application No. C-05-23 proposes the construction of a wireless unmanned telecommunications transceiver facility to include a 70-foot high monopole with attached antennas and electrical equipment cabinets located at the base of the monopole.
 - Fresno Yosemite International Airport and Environs Plan
 - Hoover Community Plan Area
 - Council District 7 (Councilmember Perea)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Deny Appeal; Uphold Director's Action
 - May be considered by City Council

IX. NEW MATTERS - *Continued*

- C. Consideration of an appeal of the action of the Planning and Development Director approving Conditional Use Permit Application No. C-05-40, and environmental findings, filed by Cricket Communications, pertaining to 0.51 acre of property located on the north side of West Herndon Avenue between North Delno and North Fruit Avenues.
1. Environmental Assessment No. C-05-40, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
 2. Conditional Use Permit Application No. C-05-40 proposes the construction of a wireless unmanned telecommunications transceiver facility to include a 70-foot high monopole with attached antennas and electrical equipment cabinets located at the base of the monopole.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Deny Appeal; Uphold Director's Action
 - May be considered by City Council
- D. Consideration of an appeal of the action of the Planning and Development Director approving Conditional Use Permit Application No. C-05-56, and environmental findings, filed by Cricket Communications, pertaining to 14.56 acres of property located on the southeast corner of North Maple and East Herndon Avenues.
1. Environmental Assessment No. C-05-56, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
 2. Conditional Use Permit Application No. C-05-56 proposes the construction of a wireless unmanned telecommunications transceiver facility to include a 70-foot high monopole with attached antennas and electrical equipment cabinets located at the base of the monopole.
 - Hoover Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Deny Appeal; Uphold Director's Action
 - May be considered by City Council

IX. NEW MATTERS - *Continued*

- E. Consideration of an appeal of the action of the Planning and Development Director approving Conditional Use Permit Application No. C-05-59, and environmental findings, filed by Cricket Communications, pertaining to 2.63 acres of property located on south of East Shaw Avenue and east of North Woodrow Avenue.
1. Environmental Assessment No. C-05-59, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
 2. Conditional Use Permit Application No. C-05-59 proposes the construction of a wireless unmanned telecommunications transceiver facility to include a 70-foot high monopole with attached antennas and electrical equipment cabinets located in a 12-foot by 22-foot enclosure located at the base of the monopole.
 - Hoover Community Plan Area
 - Council District 4 (Councilmember Westerlund)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Deny Appeal; Uphold Director's Action
 - May be considered by City Council
- F. Consideration of Rezone Application No. R-04-106, Vesting Tentative Tract Map No. 5413/UGM, Conditional Use Permit Application No. C-04-322, and environmental findings, filed by Lafferty Homes, pertaining to approximately 19.5 acres of property located on the southeast corner of South Armstrong and East Hamilton Avenues.
1. Environmental Assessment No. R-04-106/T-5413/C-04-322, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-106 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5413/UGM proposes to subdivide the subject property into a 92-lot (plus two outlots) single family residential subdivision.
 4. Conditional Use Permit Application No. C-04-322 proposes to allow the subdivision to be developed as a planned development with modified setbacks and lot sizes.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

IX. NEW MATTERS – Continued

- G. Consideration of Rezone Application No. R-04-56, Conditional Use Permit Application No. C-04-145, Minor Deviation Application No. MD-04-26, and environmental findings, filed by Tarr Architects on behalf of Woodward Park Baptist Church, pertaining to 6 acres of property located on the southwest corner of North Maple and East Teague Avenues.
1. Environmental Assessment No. R-04-56/C-04-145/MD-04-26, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-56 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Conditional Use Permit Application No. C-04-145 proposes to construct a four-phase expansion of the existing church facility. The multi-phased project will include the construction of a new classroom, office additions, a storage building, additional on-site parking areas, an interior remodel of the gymnasium, and a new sanctuary building.
 4. Minor Deviation Application No. MD-04-26 proposes to increase the allowable building height by ten percent
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Dawn Marple
 - Staff Recommendation: Recommend Approval of the Rezone Application;
 - Approve Conditional Use Permit Application and Minor Deviation Application
 - Will be considered by City Council

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT